

1 BASEMENT PLAN
 A2 SCALE 1/4" = 1'-0"

UNPOISED ARCHITECTURE INC.
 5-16 BIRCHLAND AVE.
 OTTAWA, ON K1N 7T5
 AZUL DESIGNS
 OTTAWA, ON K1H 7G2

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

RESPONSIBILITIES:
 DO NOT SCALE DRAWINGS
 ALL DESIGN AND CONSTRUCTION TO BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE 2006
 ALL CONTRACTORS MUST WORK IN ACCORDANCE WITH ALL LAWS, REGULATIONS AND BYLAWS HAVING JURISDICTION
 IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON-SITE AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT/DESIGNER
 COPYRIGHT RESERVED
 GENERAL NOTES:

3055 RICHMOND ROAD
 SCOPE OF WORK: NEW 4 STOREY LOW RISE RENTAL BUILDING - 16 UNITS

OWNER/DEVELOPER:
 FARRIS DEVELOPMENT
 1000 SHEPPARD AVE. E. SUITE 101
 SCARBOROUGH, ON M1B 3Y9

ARCHITECT/DESIGNER:
 UNPOISED ARCHITECTURE INC./AZUL DESIGNS
 5-16 BIRCHLAND AVE.
 OTTAWA, ON K1N 7T5

APPLICATION NUMBER:
 1007 CANNON RD.
 1007 CANNON RD. DR. SUITE 300
 OTTAWA, ON K2B 9K2

CIVIL ENGINEER:
 MERRICK ASSOCIATES
 200 UNIVERSITY AVE.
 OTTAWA, ON K1N 6F1

LANDSCAPING:
 JONES & SCOTT/STANLEY
 P.O. Box 622, Salem St.
 OTTAWA, ON K1N 6F1

SUBMITTER:
 ANNE'S CONSULTING/VALERIE LTD.
 11 CONCORD AVE. SUITE 300
 OTTAWA, ON K2E 7J9

CONSULTANTS:
 STRUCTURAL: TBD
 MECHANICAL: TBD
 ELECTRICAL: TBD

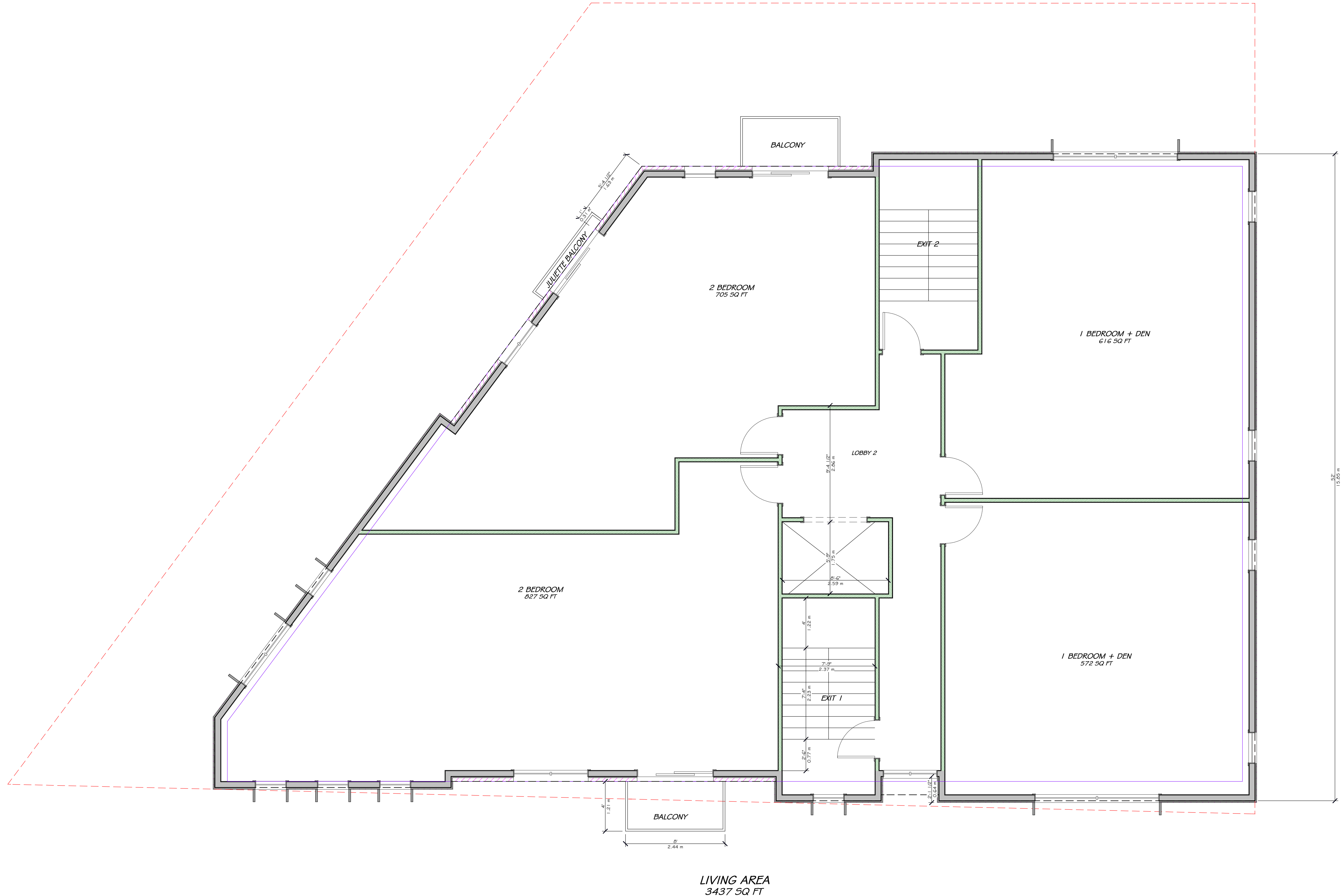
NO.	REVISION/ISSUE	DATE
4	REVISED SITE PLAN	03/21/23
3	REVISED SITE PLAN	06/09/22
2	REVISED SITE PLAN	01/20/22
1	PRELIMINARIES	04/12/22

PROJECT: 3055 RICHMOND RD.
 3055 RICHMOND RD.
 OTTAWA, ON K2B 9J6

DRAWING NAME: FLOOR PLANS

DRAWN BY: ... SHEET: A2
 DATE: APRIL 12, 2022
 SCALE: AS NOTED

FILE NUMBER: D07-1222-0147



1 SECOND FLOOR PLAN
 SCALE 1/4" = 1'-0"

UNPOISED ARCHITECTURE INC.
 5-16 SIRETLAND AVE.
 OTTAWA, ON K1N 7T5
 AZUL DESIGNS
 OTTAWA, ON K1H 7Q2

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 COPYRIGHT RESERVED
 GENERAL NOTES:

3055 RICHMOND ROAD
 SCOPE OF WORK: NEW 4 STOREY LOW RISE RENTAL BUILDING - 16 UNITS

OWNER/DEVELOPER:
 FARRIS DEVELOPMENT
 1000 SHEPPARD AVE. E.
 OTTAWA, ON K1H 1S1

ARCHITECT/DESIGNER:
 UNPOISED ARCHITECTURE INC./AZUL DESIGNS
 5-16 SIRETLAND AVE.
 OTTAWA, ON K1N 7T5

APPLICATION NUMBER:
 1057 CANADA INC.
 111 COLLEGE STREET DR. SUITE 300
 OTTAWA, ON K2B 8K2

CIVIL ENGINEER:
 WELLS ASSOCIATES
 200 UNIVERSITY AVE.
 OTTAWA, ON K1N 6H1

LANDSCAPING:
 JOHN A. SCOTT/STANLEY
 P.O. Box 622, Sault Ste.
 OTTAWA, ON K1N 6H1

SUBMITTER:
 ANNE SULLIVAN VOLLEBAEK LTD.
 11 COLLEGE STREET SUITE 300
 OTTAWA, ON K2B 8K2

CONSULTANTS:
 STRUCTURAL: TBD
 MECHANICAL: TBD
 ELECTRICAL: TBD

NO.	REVISION/ISSUE	DATE
4	REVISED SITE PLAN	03/21/23
3	REVISED SITE PLAN	06/09/22
2	REVISED SITE PLAN	01/20/22
1	PRELIMINARIES	04/12/22

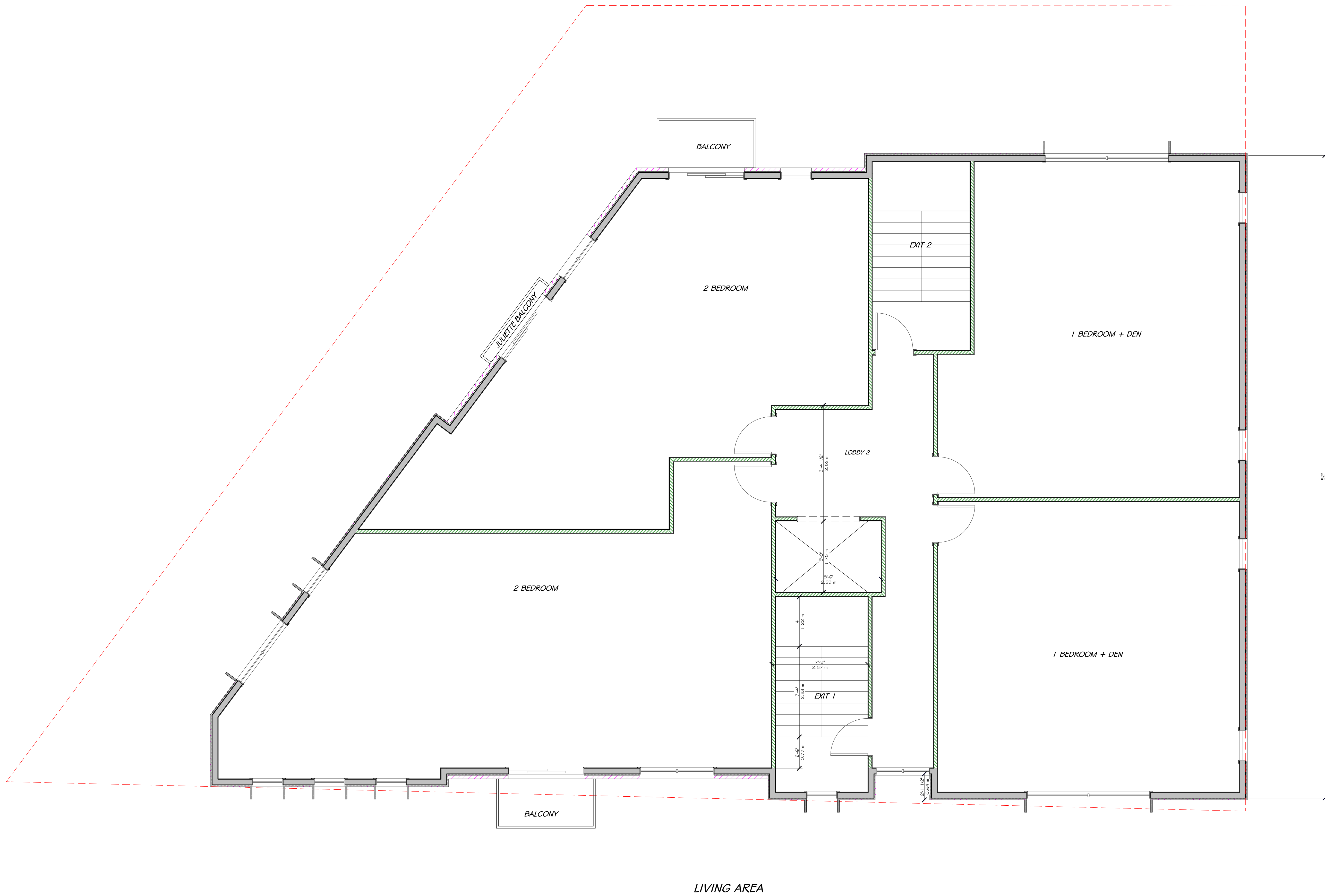
PROJECT: 3055 RICHMOND RD.
 3055 RICHMOND RD.
 OTTAWA, ON K2B 8K2 613-000-0000

DRAWING NAME: PLANS

DRAWN BY: DATE: APRIL 12, 2022 SCALE: AS NOTED

SHEET: A4

FILE NUMBER: D07-1222-0147



UNPOISED ARCHITECTURE INC.
 5-16 SWEETLAND AVE.
 OTTAWA, ON K1N 7T5
 AZUL DESIGNS
 OTTAWA, ON K1H 3Q2

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COPYRIGHT RESERVED

GENERAL NOTES:

3055 RICHMOND ROAD
 SCOPE OF WORK: NEW 4 STOREY LOW RISE RENTAL BUILDING - 16 UNITS

OWNER/DEVELOPER:
 FARRIS DEVELOPMENT INC.
 1000 SHEPPARD AVE. E. SUITE 100
 SCARBOROUGH, ON M1B 3Y9

ARCHITECT/DESIGNER:
 UNPOISED ARCHITECTURE INC./AZUL DESIGNS
 5-16 SWEETLAND AVE.
 OTTAWA, ON K1N 7T5

APPLICATION NUMBER:
 1057 CAMDAN INC.
 1011 GARDENWAY DR. SUITE 300
 OTTAWA, ON K2B 8P2

CIVIL ENGINEER:
 WILSON ASSOCIATES
 200 HURON STREET
 OTTAWA, ON K1N 1P1

LANDSCAPING:
 JOHN R. SCOTT/STANLEY
 P.O. Box 622, Salem St.
 OTTAWA, ON K1N 1P1

SUBMITTER:
 ANNEC, OSULLIVAN, VOLLEBAEK LTD.
 10 CONCORD DRIVE SUITE 300
 OTTAWA, ON K2E 7J9

CONSULTANTS:
 STRUCTURAL: TBD
 MECHANICAL: TBD
 ELECTRICAL: TBD

NO.	REVISION/ISSUE	DATE
4	REVISED SITE PLAN	03/01/23
3	REVISED SITE PLAN	06/09/22
2	REVISED SITE PLAN	01/20/22
1	PRELIMINARIES	04/12/22

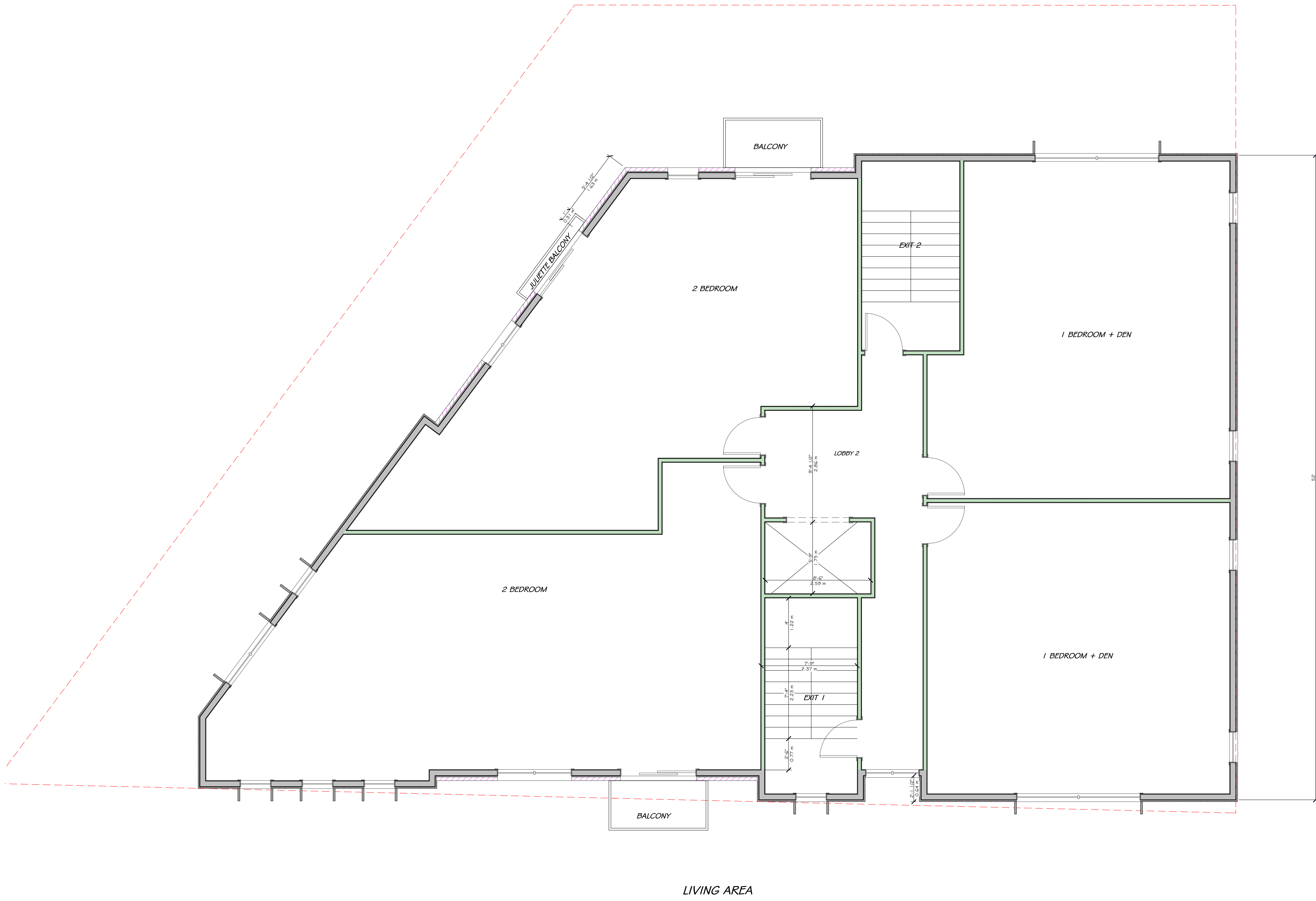
PROJECT: 3055 RICHMOND RD.
 3055 RICHMOND RD.
 OTTAWA, ON K2B 8J6

DRAWING NAME: ELEVATIONS

DRAWN BY: ... SHEET: ...
 DATE: APRIL 12, 2022
 SCALE: AS NOTED

A5

FILE NUMBER: D07-1222-0147



UNPOISED ARCHITECTURE INC.
 5-16 SWEETLAND AVE.
 OTTAWA, ON K1N 7T5
 AZUL DESIGNS
 OTTAWA, ON K1H 7Q2

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RESPONSIBILITIES:
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COPYRIGHT RESERVED
 GENERAL NOTES:

3055 RICHMOND ROAD
 SCOPE OF WORK: NEW 4 STOREY LOW RISE RENTAL BUILDING - 16 UNITS

OWNER/DEVELOPER:
 FARRIS DEVELOPMENT
 1000 SHEPPARD AVE. E.
 OTTAWA, ON K1H 1S6

ARCHITECT/DESIGNER:
 UNPOISED ARCHITECTURE INC./AZUL DESIGNS
 5-16 SWEETLAND AVE.
 OTTAWA, ON K1N 7T5

APPLICATION NUMBER:
 1057 CAMDRA INC.
 111 COLLEGE STREET, SUITE 300
 OTTAWA, ON K2B 8K2

CIVIL ENGINEER:
 WILSON ASSOCIATES
 200 UNIVERSITY AVE.
 OTTAWA, ON K1N 6H1

LANDSCAPING:
 JOHN A. SCOTT/STANLEY
 P.O. Box 622, Salem St.
 OTTAWA, ON K1N 6H1

SUBMITTER:
 ANNEC, O'SULLIVAN, VOLLEBAEK LTD.
 11 CONQUEST SQUARE, SUITE 300
 OTTAWA, ON K2E 7J9

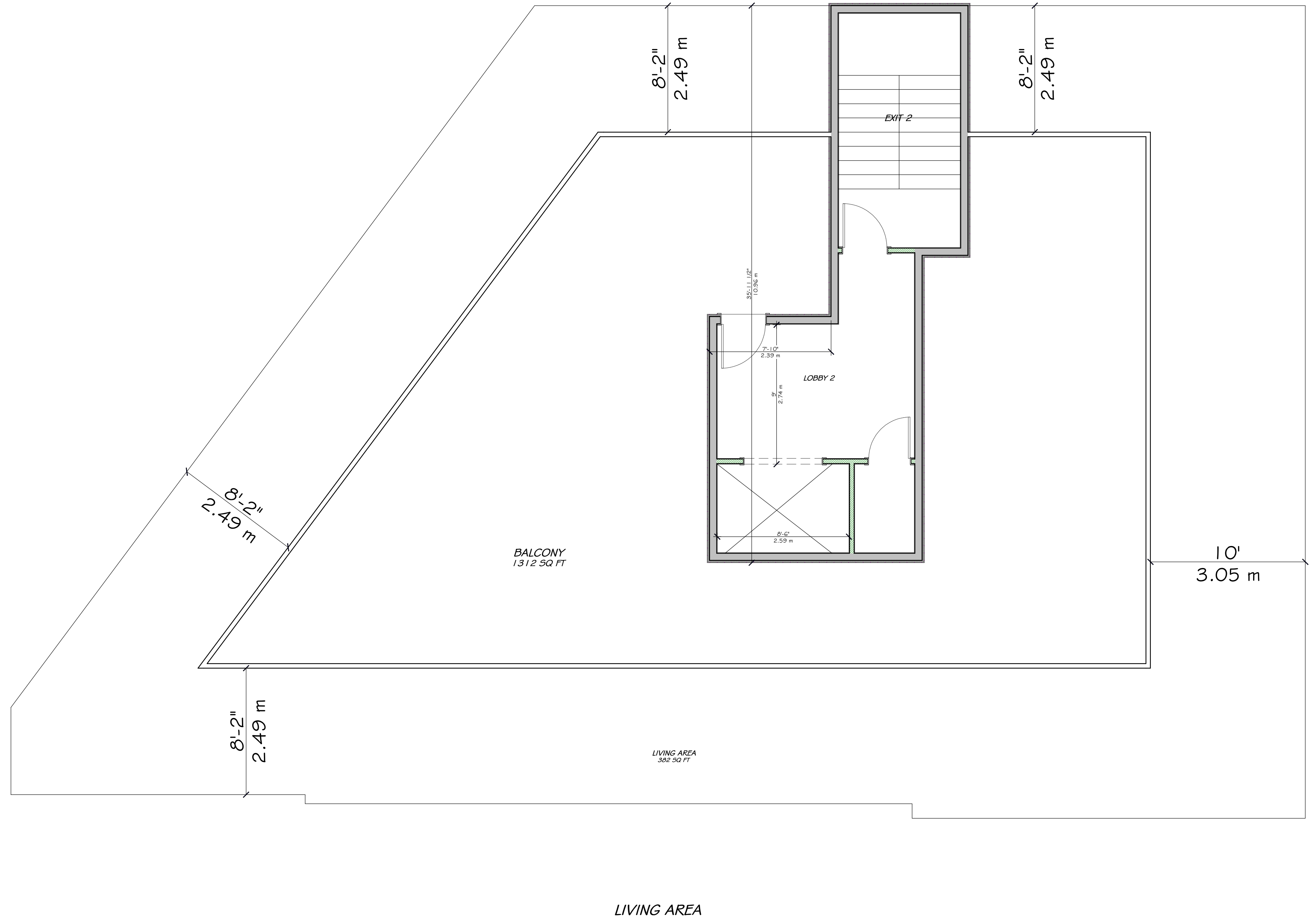
CONSULTANTS:
 STRUCTURAL: TBD
 MECHANICAL: TBD
 ELECTRICAL: TBD

NO.	REVISION/ISSUE	DATE
4	REVISED SITE PLAN	03/01/23
3	REVISED SITE PLAN	06/09/22
2	REVISED SITE PLAN	01/20/22
1	PRELIMINARIES	04/12/22

PROJECT: 3055 RICHMOND RD.
 3055 RICHMOND RD.
 OTTAWA, ON K2B 8J6
 613-000-0000

DRAWING NAME:
DETAILS & SECTIONS

DRAWN BY: ... SHEET: ...
 DATE: APRIL 12, 2022
 SCALE: AS NOTED



UNPOISED ARCHITECTURE INC.
 5-16 BIRCHLAND AVE.
 OTTAWA, ON K1N 7T5
 AZUL DESIGNS
 OTTAWA, ON K1H 7Q2

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 GENERAL NOTES:

3055 RICHMOND ROAD
 SCOPE OF WORK: NEW 4 STOREY LOW RISE RENTAL BUILDING - 16 UNITS

OWNER/DEVELOPER:
 FARRIS DEVELOPMENT
 1000 BIRCHLAND RD
 OTTAWA, ON
 K2E 1S6

ARCHITECT/DESIGNER:
 UNPOISED ARCHITECTURE INC./AZUL DESIGNS
 5-16 BIRCHLAND AVE.
 OTTAWA, ON
 K1N 7T5

APPLICATION NUMBER:
 1057 CANADA INC.
 1111 COLLEGE STREET DR. SUITE 300
 OTTAWA, ON
 K2E 8K2

CIVIL ENGINEER:
 WILSON ASSOCIATES
 100 BIRCHLAND AVE.
 OTTAWA, ON
 K1N 7T5

LANDSCAPING:
 JOHN R. MCCORMACK
 P.O. Box 627, Salem St.
 OTTAWA, ON
 K1N 7T5

SUBMITTER:
 ANDRUS O'SULLIVAN VOLLEBAEK LTD
 111 COLLEGE STREET SUITE 300
 OTTAWA, ON
 K2E 7J9

CONSULTANTS:
 STRUCTURAL: TBD
 MECHANICAL: TBD
 ELECTRICAL: TBD

NO.	REVISION/ISSUE	DATE
4	REVISED SITE PLAN	03/21/23
3	REVISED SITE PLAN	06/09/22
2	REVISED SITE PLAN	01/20/22
1	PRELIMINARY	04/12/22

PROJECT: 3055 RICHMOND RD.
 3055 RICHMOND RD.
 OTTAWA, ON K2E 8J6
 613-000-0000

DRAWING NAME:
 FLOOR PLANS

DRAWN BY: ... SHEET: ...
 DATE: APRIL 12, 2022
 SCALE: AS NOTED

FILE NUMBER: D07-1222-0147

EXTERIOR FINISH LEGEND

1. Brick Veneer: clay brick, colour: graphite by Brampton Brick
2. Wood Siding: vertical 'V' joint profile, western cedar, semi-transparent stain by Cape Cod
3. Vertical Lattice: 2"x 2" western cedar, 3" spacing, semi-transparent stain by Cape Cod

2.87m
15.70m



east elevation

UNPOISED ARCHITECTURE INC.
5-16 SWETLAND AVE.
OTTAWA, ON K1N 7T5
AZUL DESIGNS
OTTAWA, ON K1H 7Q2

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COPYRIGHT RESERVED
GENERAL NOTES:

3055 RICHMOND ROAD
SCOPE OF WORK: NEW 4 STOREY LOW RISE RENTAL BUILDING - 16 UNITS

OWNER/CLIENT OPER:
FARBER DEVELOPMENT
1000 SHEPPARD AVE. E. #201
SCARBOROUGH, ON M1B 3Y9

ARCHITECT/DESIGNER:
UNPOISED ARCHITECTURE INC./AZUL DESIGNS
5-16 SWETLAND AVE.
OTTAWA, ON K1N 7T5

APPLICATOR/OWNER:
WEST CANADA INC.
1000 SHEPPARD AVE. E. SUITE 300
SCARBOROUGH, ON M1B 3Y9

CIVIL ENGINEER:
MORRIS ASSOCIATES
200 UNIVERSITY AVE.
OTTAWA, ON K1N 7P1

LANDSCAPING:
JOHN S. GIOVINANNI
P.O. Box 6227, Station T
OTTAWA, ON K1N 7K1

SUBMITTER:
ARND, OSULLIVAN, VOLLEBAEK LTD.
10 CONCORD SQUARE SUITE 300
OTTAWA, ON K2E 7J9

CONSULTANTS:
STRUCTURAL: TBD
MECHANICAL: TBD
ELECTRICAL: TBD

NO.	REVISION/ISSUE	DATE
4	REVISED SITE PLAN	03/21/23
3	REVISED SITE PLAN	06/09/22
2	REVISED SITE PLAN	01/20/22
1	PRELIMINARIES	04/12/22

PROJECT: 3055 RICHMOND RD.
3055 RICHMOND RD.
OTTAWA, ON K2E 8J6
813-000-0000

DRAWING NAME: EAST ELEVATION
DRAWN BY: ... SHEET: A8
DATE: APRIL 12, 2022
SCALE: AS NOTED

EXTERIOR FINISH LEGEND

1. Brick Veneer: clay brick, colour: graphite by Brampton Brick
2. Wood Siding: vertical 'V' joint profile, western cedar, semi-transparent stain by Cape Cod
3. Vertical Lattice: 2"x 2" western cedar, 3" spacing, semi-transparent stain by Cape Cod

2.87m
 15.70m
 building height
 average grade



north elevation

UNPOISED ARCHITECTURE INC.
 5-16 SWIFTLAND AVE.
 OTTAWA, ON K1N 7T5
 AZUL DESIGNS
 OTTAWA, ON K1H 7Q2

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 COPYRIGHT RESERVED
 GENERAL NOTES:

3055 RICHMOND ROAD
 SCOPE OF WORK: NEW 4 STOREY LOW RISE RENTAL BUILDING - 16 UNITS

OWNER/CLIENT:
 PARSONS BRINCKERHOFF
 1000 SHEPPARD AVE. E. SUITE 100
 SCARBOROUGH, ON M1B 3Y9

ARCHITECT/DESIGNER:
 UNPOISED ARCHITECTURE INC./AZUL DESIGNS
 5-16 SWIFTLAND AVE.
 OTTAWA, ON K1N 7T5

APPLICATION NUMBER:
 1007 CANTON INC.
 101 COLLEGE STREET/101 SUITE 300
 OTTAWA, ON K2B 8K2

CIVIL ENGINEER:
 WELLS ASSOCIATES
 101 COLLEGE STREET/101 SUITE 300
 OTTAWA, ON K2B 8K2

LANDSCAPING:
 JOHN R. MCCORMACK
 P.O. Box 627, Salem St.
 OTTAWA, ON K1N 6Y1

SUBMITTER:
 ARND, OTSULMAN, VOLLEBAEK LTD
 101 COLLEGE STREET/101 SUITE 300
 OTTAWA, ON K2B 8K2

CONSULTANTS:
 STRUCTURAL: TBD
 MECHANICAL: TBD
 ELECTRICAL: TBD

NO.	REVISION/ISSUE	DATE
4	REVISED SITE PLAN	03/21/23
3	REVISED SITE PLAN	06/09/22
2	REVISED SITE PLAN	01/20/22
1	PRELIMINARIES	04/12/22

PROJECT: **3055 RICHMOND RD.**
 3055 RICHMOND RD.
 OTTAWA, ON K2B 8K2
 613-000-0000

DRAWING NAME:
NORTH ELEVATION

DRAWN BY: ... SHEET: **A9**
 DATE: APRIL 12, 2022
 SCALE: AS NOTED

EXTERIOR FINISH LEGEND

1. Brick Veneer: clay brick, colour: graphite by Brampton Brick
2. Wood Siding: vertical 'V' joint profile, western cedar, semi-transparent stain by Cape Cod
3. Vertical Lattice: 2"x 2" western cedar, 3" spacing, semi-transparent stain by Cape Cod



south elevation

UNPOISED ARCHITECTURE INC.
5-16 SWETLAND AVE.
OTTAWA, ON K1N 7T5
AZUL DESIGNS
OTTAWA, ON K1H 7Q2

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GENERAL NOTES:

3055 RICHMOND ROAD
SCOPE OF WORK: NEW 4 STOREY LOW RISE RENTAL BUILDING - 16 UNITS

OWNER/DEVELOPER:
FARBER DEVELOPMENT
1000 SHEPPARD AVE. E. SUITE 101
OTTAWA, ON K1H 1S1

ARCHITECT/DESIGNER:
UNPOISED ARCHITECTURE INC./AZUL DESIGNS
5-16 SWETLAND AVE.
OTTAWA, ON K1N 7T5

APPLICATION NUMBER:
1057 CANADA INC.
101 COLLEGE STREET DR. SUITE 300
OTTAWA, ON K2B 9K2

CIVIL ENGINEER:
MUSKIE ASSOCIATES
200 UNIVERSITY AVE.
OTTAWA, ON K1N 6P1

LANDSCAPING:
JOHN R. MCCORMACK
P.O. Box 627, St. Catharines, ON
L2R 6K1

SUBMITTER:
ARND, OTSILMAN, VOLLEBAEK LTD
10 CONCORD DRIVE SUITE 300
OTTAWA, ON K2E 7J9

CONSULTANTS:
STRUCTURAL: TBD
MECHANICAL: TBD
ELECTRICAL: TBD

NO.	REVISION/ISSUE	DATE
4	REVISED SITE PLAN	03/21/23
3	REVISED SITE PLAN	06/09/22
2	REVISED SITE PLAN	01/20/22
1	PRELIMINARIES	04/12/22

PROJECT: 3055 RICHMOND RD.
3055 RICHMOND RD.
OTTAWA, ON K2B 9J6
813-000-0000

DRAWING NAME: SOUTH ELEVATION

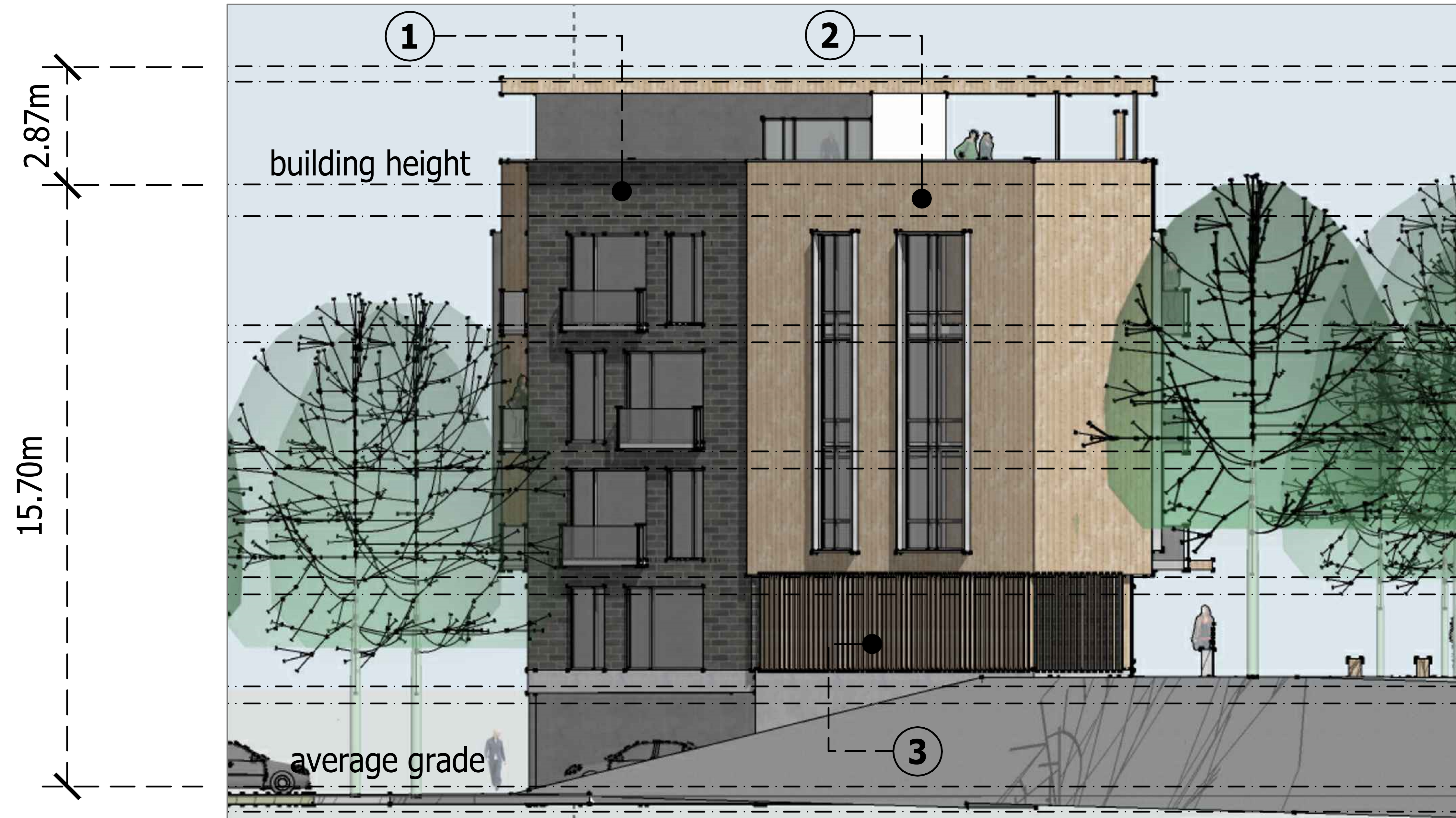
DRAWN BY: DATE: APRIL 12, 2022

SCALE: AS NOTED

FILE NUMBER: D07-1222-0147

EXTERIOR FINISH LEGEND

1. Brick Veneer: clay brick, colour: graphite by Brampton Brick
2. Wood Siding: vertical 'V' joint profile, western cedar, semi-transparent stain by Cape Cod
3. Vertical Lattice: 2"x 2" western cedar, 3" spacing, semi-transparent stain by Cape Cod



west elevation

UNPOISED ARCHITECTURE INC.
5-16 BIRCHLAND AVE.
OTTAWA, ON K1N 7T5
AZUL DESIGNS
OTTAWA, ON K1H 7Q2

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GENERAL NOTES:

3055 RICHMOND ROAD
SCOPE OF WORK: NEW 4 STOREY LOW RISE RENTAL BUILDING - 16 UNITS

OWNER/CLIENT OPER:
FARBER DEVELOPMENT
1800 SHEPPARD AVE. EAST
OTTAWA, ON K2B 5E6

ARCHITECT/DESIGNER:
UNPOISED ARCHITECTURE INC./AZUL DESIGNS
5-16 BIRCHLAND AVE.
OTTAWA, ON K1N 7T5

APPLICATION NUMBER:
1057 CANADA INC.
101 COLLEGE STREET, SUITE 300
OTTAWA, ON K2B 5K2

CIVIL ENGINEER:
MUSKIE ASSOCIATES
200 SHEPPARD AVE. EAST
OTTAWA, ON K1H 1P1

LANDSCAPING:
JOHN S. GIOVINANNI
P.O. Box 627, Stouffville, ON
R1A 1A1

SUBMITTER:
ARND, OSULLIVAN, VOLLEBAEK LTD.
10 CONCORD SQUARE, SUITE 300
OTTAWA, ON K2B 5K2

CONSULTANTS:
STRUCTURAL: TBD
MECHANICAL: TBD
ELECTRICAL: TBD

NO.	REVISION/ISSUE	DATE
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3	REVISED SITE PLAN	06/09/22
2	REVISED SITE PLAN	01/20/22
1	PRELIMINARIES	04/12/22

PROJECT: 3055 RICHMOND RD.
3055 RICHMOND RD.
OTTAWA, ON K2B 5K2 813-000-0000

DRAWING NAME: WEST ELEVATION

DRAWN BY: SHEET: A11
DATE: APRIL 12, 2022
SCALE: AS NOTED

FILE NUMBER: D07-1222-0147